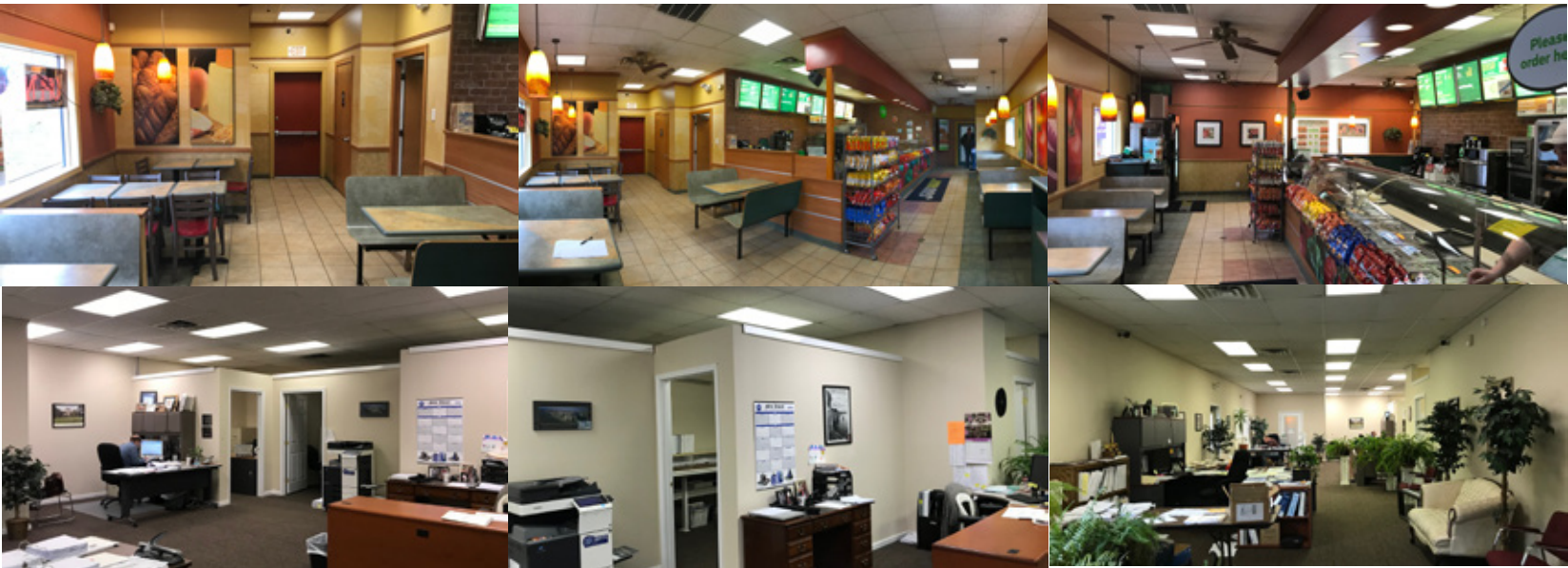


# 415 ABBOTTSTOWN STREET

East Berlin, PA | 17316

FOR SALE

**± 3,200 SF AVAILABLE | INVESTMENT PROPERTY FOR SALE**



NEARBY

**DOLLAR GENERAL**      **BB&T**      **weis**



**PROJECT**

415 Abbottstown Street is a 3,200 square-foot multi-tenant retail building, ideally positioned along Abbottstown Street (Route 194). The buildings tenants are Subway and JLG Architectural Products. The building is located on .5 acres. Speak to LA for financial details.

**LOCATION**

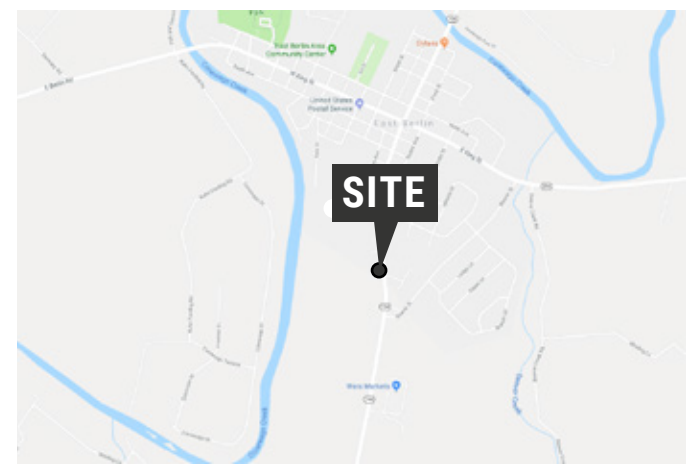
Located near center city in East Berlin in Adams County. With easy access to Route 194, Route 234, and Route 30, the site is easily accessible for anyone traveling through the area. The site is located only 10 minutes from Hanover and 27 minutes from York.

**TRADE AREA**

The site shows a 30-minute drive time demographic of over 599,157 people with household incomes of more than \$81,506 and daytime employment demographics equally as strong with 489,375. The demographics within a 20-mile radius include 551,464 people in 216,234 homes, a labor force of 449,716 with an average household income of \$82,421.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,131	6,027	18,138
TOTAL EMPLOYEES	1,752	4,909	14,741
AVERAGE HHI	\$69,348	\$79,764	\$84,711
TOTAL HOUSEHOLDS	895	2,365	6,963

**TRAFFIC COUNTS** **ABBOTTSTOWN STREET: 9,000 VPD**



ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**RYAN MYERS**  
 717-843-5555  
 www.bennettwilliams.com





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